

## Department of Planning and Zoning

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**TO:** Design Advisory Board  
**FROM:** Scott Gustin  
**DATE:** October 13, 2015  
**RE:** 16-0335CA, 10 Crombie Street

=====  
Zone: RM                      Ward: 2C  
Owner/Representative:      Reginald Achilles / Lathan Gravelle

**Request:** Construct full second story and reconstruct porch along with associated site changes for existing single family home.

### OVERVIEW:

The applicant is seeking approval to construct a full second story on top of the existing single family home. New windows and siding are also proposed along with a 2-story front porch and a new rear porch. The existing home dates to 1886 and may have been eligible for inclusion within the Vermont Historic Sites & Structures survey at one time. The building has been so heavily altered that it is now seemingly ineligible for inclusion as an historic structure. This application is administrative; however, a recommendation by the Design Advisory Board is sought.

## ARTICLE 5: CITYWIDE GENERAL STANDARDS

### *Sec. 5.4.8, Historic Buildings and Sites*

#### *(a) Applicability*

*These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

The building at 10 Crombie Street is not included in the State or National Register of Historic Places.

#### *Eligibility for listing...*

##### *1. The building is 50 years old or older.*

City records indicate that the building was constructed in 1886. It is more than 50 years old.

##### *2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because one or more of the following conditions is present:*

*A. Association with events that have made a significant contribution to the broad patterns of history; or,*

*B. Association with the lives of persons significant in the past; or,*

*C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*

*D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*

*E. Yielding, or may be likely to yield, information important to prehistory.*

The building has been heavily altered over time. It is a basic sidehall plan, but many original features have been removed or covered up. The building has vinyl siding, vinyl windows, asphalt shingle roofing, and a replacement front porch. There are no zoning permits on file for any of these alterations except for the front porch. The zoning permit issued for the front porch in 2004 was for work on what was already an altered porch. Judging from the Assessor's records, the vinyl siding and windows appear to date back to at least 1984. The building retains a redstone foundation and its original massing.

*3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.*

The location and setting of the building remain intact. The basic design also remains. Alterations are extensive, and the building no longer retains a high degree of integrity. If the Design Advisory Board concurs, the standards of Sec. 5.4.8, *Historic Buildings and Sites*, do not apply, and construction of a full second story may be acceptable. If the Board finds that the building retains a high degree of integrity, the proposed 2<sup>nd</sup> story would run contrary to the standards of Sec. 5.4.8.

## **ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

### ***Part 1, Land Division Design Standards***

Not applicable.

### ***Part 2, Site Plan Design Standards***

#### ***Sec. 6.2.2, Review Standards***

The site will remain virtually unchanged. A small section of parking area will be removed to offset the slight increase in building footprint associated with the rear porch.

### ***Part 3, Architectural Design Standards***

#### ***Sec. 6.3.2, Review Standards***

##### ***(a) Relate development to its environment***

##### ***1. Massing, Height, and Scale***

Within the low and medium density residential zones, the height and massing of existing residential buildings is the most important consideration when evaluating the compatibility of additions and infill development. In this case, most surrounding residences are in the 2 – 2.5 story range and exhibit diverse massing. The proposed construction would convert the existing 1.5 story structure into a full 2 stories. The proposed massing would be fairly simple with two uniform levels and a 2-story front porch facing the street. Overall, the proposed massing, height, and scale fit within the established neighborhood context.

##### ***2. Roofs and Rooflines***

The pitched gable roof form will be retained. This roof form is common amongst neighborhood homes.

##### ***3. Building Openings***

The proposed fenestration is fairly basic and uniformly applied. One-over-one double hung windows prevail, but several awning windows are proposed within the upper story of the southeast elevation. Generally, the proposed fenestration is acceptable; however, that on the building's front façade could be improved. Specifically, the new second story has only a sliding glass door. There are no second story windows facing the street. The neighboring building also has a 2-story front porch with a door for access. Next to it, however, are two windows. Something similar is recommended for 10 Crombie Street. Flank the door with two symmetrically placed windows.

*(b) Protection of important architectural resources*

See Sec. 5.4.8 above.

*(c) Protection of important public views*

There are no important public views from or through the subject property.

*(d) Provide an active and inviting street edge*

The front door will continue to face the street. A two-story open front porch will be the building's primary interface with the public street. Side stairs will provide access to the porch and into the building.

*(e) Quality of materials*

The proposed vinyl siding and windows are not particularly high quality but are a continuation of the present materials. "Wood grain" vinyl siding is proposed. Only smooth or "brush stroke" siding is acceptable. Trim material is not noted and must be. A solid trim material, whether wooden or composite, is strongly recommended. The rear porch and stairs will be PT wood. A standing seam metal roof is proposed. Given the building's location nearly on the side property line, the applicant is advised to consult with the city's building inspector as to the adequacy (i.e. fire retardency) of the proposed materials.

*(f) Reduce energy utilization*

The proposed construction must comply with the current energy efficiency requirements of the city and the state. Nothing above and beyond the minimum requirements is noted in the project plans.

*(g) Make advertising features complimentary to the site*

Not applicable.

*(h) Integrate infrastructure into the building design*

No utility meters are depicted on the project plans. They must be noted and screened or located on a side elevation. No exterior mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened.

*(i) Make spaces safe and secure*

The building will be subject to current egress requirements. Building entries should be illuminated. Lighting fixture cutsheets are needed.

**RECOMMENDED MOTION:**

Zoning permit approval with the following conditions:

1. Flank the 2<sup>nd</sup> story front door with two symmetrically placed windows.

2. Change the proposed vinyl siding to smooth or “brush stroke” finish.
3. A solid trim material, whether wooden or composite, is strongly recommended.
4. Depict utility meter locations and screening. Likewise, depict any exterior mechanical equipment and screening.
5. Provide fixture cut sheets for proposed outdoor lighting.
6. Consult with the building inspector as to the adequacy (i.e. fire retardency) of the proposed exterior building materials.
7. Standard conditions 1-15.